

Hamilton County Board of Zoning Appeals - North District
June 15, 2004

Mr. Kirby called the official meeting of the Hamilton County Board of Zoning Appeals - North District to order at 9:23 p.m.

Members Present: Tim Clark, Frank Habig, Kristin Johnson, and Gerald Kirby. Absent: Ron Hall. Also present: Charles E. Kiphart, Director; Randy Leerkamp, Legal Counsel; and Linda Burdett, Secretary.

Declaration of Quorum: Mr. Kirby declared a quorum with four out of five members present.

Guests: See guest sheet.

Communications/Reports: None to present.

Approval of Minutes: Mr. Kirby asked if everyone received the minutes for May 18, 2004. Is there a motion to approve?

Mr. Clark **moved to approve** as mailed.

Mr. Habig seconded.

With no comments or corrections... Mr. Kirby called for the vote. **4 yes votes... 0 no votes.**

New Business: Mr. Kirby continued with **NBZA-L.U.V.-0009-06-2004** a Land Use Variance concerning converting an existing single family residence into an office building. Would you please step forward and present your case.

Terry Monday stated his name for the record. I am here on behalf of Mark & Beth Newport of Newport Outlet Stores on U.S. 31. It is the central distribution hub. A couple of years ago we were adding additional warehouse space to this location. Mr. Newport bought an adjoining property which was vacant land which virtually encircled a house that sat on the property. To satisfy the neighbor who lived there the Newports bought that property and remodeled it. At this point in time the best use for it and with their growth and need for more office space, they would like to use it as an office in addition to the other offices. There is sufficient parking with the rest of the parking lots that are available. It doesn't create more traffic. It presents no adverse impact. There is a house which sits almost on U.S. 31 that is still a residence and it does adjoin this property. So by keeping this as an office type use it provides a little buffer to them. There are a lot of trees in between them. We want to be able to use it for an office vs. having a residence there. Mr. Newport attempted to use it as a rental in the beginning but it is in the middle of the warehouse space and the other commercial space there and it doesn't lend itself as a very good rental.

Mr. Habig asked if Newport's owned the entire square except for the one residential.

Mr. Monday answered yes.

Mrs. Johnson asked if this office space would be open to the public.

Mr. Monday stated that this is the central hub of operation for the seven stores. They have continued to have more administrative staff and more secretarial and bookkeeping staff and they need more space for those types of folks. No retail or manufacturing uses intended there or any type of assembly.

Mr. Habig asked if there were any plans for the driveway. Right now the driveway extends passed the house on back to the new building doesn't it.

Mr. Monday stated that he knew there was an area in front of the warehouses that was paved for the trucks to come in and out but I don't believe that comes around the house.

With nothing further from the Board... Mr. Kirby opened the hearing to the public at 9:32 p.m. and with no one from the public stepping forward to address the Board... Mr. Kirby closed the public portion of the hearing at 9:32 p.m.

Mrs. Johnson **moved to approve** as presented.

Mr. Habig seconded. With a residential home I can't really see right now a better use for it.

Mr. Kirby stated that he didn't see a problem with it. I know Newport's is growing and they're gonna need more office space and this is a good location for it.

Mrs. Johnson stated this looks like a real reasonable request and a good use of the land and the house.

With no further comments... Mr. Kirby called for the vote. **4 yes votes... 0 no votes.**

Old Business: None to present.

Director's Report: Nothing to present.

Legal Counsel Report: Nothing to present.

The next North BZA meeting will be held July 20, 2004.

With nothing further to come before the board... Mrs. Johnson **moved to adjourn.**

Mr. Clark seconded.

With no further comments... Mr. Kirby called for the vote. **4 yes votes... 0 no votes.**
Meeting adjourned at 9:39 p.m.

Gerald Kirby, Chairman

Date

Linda Burdett, Secretary

Date